

**BY ORDER OF THE
SECRETARY OF THE AIR FORCE**

AIR FORCE INSTRUCTION 32-7066

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Civil Engineering



**ENVIRONMENTAL BASELINE SURVEYS IN
REAL PROPERTY TRANSACTIONS**

COMPLIANCE WITH THIS PUBLICATION IS MANDATORY

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This instruction implements Air Force Policy Directive (AFPD) 32-70, *Environmental Quality*, by spelling out responsibilities and procedures for an Environmental Baseline Survey (EBS) in a real property transaction. This instruction also covers additional procedures for transactions involving the termination or expiration of temporary interests in real property. This instruction complements Air Force Instruction (AFI) 32-9001, *Acquisition of Real Property*; AFI 32-9003, *Granting Temporary Use of Real Property*; AFI 32-9004, *Disposal of Real Property*; AFI 32-7020, *The Environmental Restoration Program*, and AFI 63-701, *Industrial Facilities*. This instruction applies to individuals at all levels who prepare, manage, review, certify, and approve EBSs, including the Air Force Reserve and Air National Guard, except where noted otherwise. This instruction applies to all real property within the United States (U.S.), its territories, and its possessions that have been identified for acquisition, outgrant or disposal by the Air Force. For enduring installations located outside the U.S. and its territories, the guidance in this document applies only to the extent it does not conflict with applicable international agreements or specified in country-specific Final Governing Standards, the Overseas Environmental Baseline Guidance Document, designated Department of Defense (DoD) Environmental Executive Agent regulation or policy. For non-enduring installations located in foreign countries, this guidance only applies to the extent it does not conflict with the provisions of the Environmental Considerations annex to the applicable operation plan, operation order, or other operational directive and Combatant Command requirement(s). This publication may be supplemented at any level, but all direct Supplements must be routed to the Office of Primary Responsibility (OPR) of this publication for coordination prior to certification approval. The authorities to waive wing/unit level requirement in this publication are identified with a Tier ("T0, T-1, T-2, T-

3”) number following the compliance statement. See AFI 33-360, *Publications and Forms Management*, for a description of the authorities associated with the Tier numbers. Submit requests for waivers through the chain of command to the appropriate Tier waiver approval authority, or alternately, to the Publication OPR for nontiered compliance items. Refer recommended changes and questions about this publication to the OPR using the AF Form 847, *Recommendation for Change of Publication*; route AF Forms 847 from the field through the appropriate functional chain of command. Ensure that all records created as a result of processes prescribed in this publication are maintained in accordance with (IAW) Air Force Manual (AFMAN) 33-363, *Management of Records*, and disposed of IAW the Air Force Records Information Management System (AFRIMS) Records Disposition Schedule (RDS). The use of the name or mark of any specific manufacturer, commercial product, commodity, or service in this publication does not imply endorsement by the Air Force.

SUMMARY OF CHANGES

This supersedes the initial publication of AFI 32-7066 on 25 April 1994. This document has been substantially revised and must be completely reviewed. Major changes include: clarification on signature authorities; EBS waiver authorities; roles and responsibilities; and requirements for an Environmental Baseline Survey.

Chapter 1—OVERVIEW	4
1.1. Background.	4
1.2. Concept.	4
Chapter 2—ROLES AND RESPONSIBILITIES	5
2.1. Assistant Secretary of the Air Force for Environment, Safety, and Infrastructure (SAF/IEE).	5
2.2. The Deputy General Counsel for Installations, Energy and Environment (SAF/GCN).	5
2.3. Air Force Director of Civil Engineers (AF/A4C).	5
2.4. National Guard Bureau (NGB).	5
2.5. The Air Force Civil Engineer Center (AFCEC).	5
2.6. Air Force Legal Operations Agency Environmental Law and Litigation Division Environmental Law Field Support Center (AFLOA/JACE-FSC).	5
2.7. Regional Support Team (RST)/Installation Support Team (IST).	6
2.8. Base Civil Engineer (BCE) and / or Equivalent will:	6
2.9. Environmental Impact Analysis Process (EIAP) Manager.	6

Chapter 3—REQUIREMENTS	7
3.1. Conducting an EBS.	7
3.2. Programming and Funding.	7
3.3. EBS Waivers.	7
3.4. All Appropriate Inquiries.	8
3.5. Phase I.	9
3.6. Phase II.	14
3.7. Recertification.	15
3.8. Supplemental Environmental Baseline Surveys: A Supplemental Environmental Baseline Survey (SEBS) is used to update and/or add to an existing EBS.	16
3.9. Signature Authority.	17
Attachment 1—GLOSSARY OF REFERENCES AND SUPPORTING INFORMATION	18
Attachment 2—MANDATORY FORMAT FOR AN EBS REPORT	22
Attachment 3—SAMPLE CERTIFICATION	26
Attachment 4—EXAMPLE TABLE OF CONTENTS FOR PHASE II EBS REPORT	28
Attachment 5—EXAMPLE STORAGE, RELEASE, OR DISPOSAL OF HAZARDOUS SUBSTANCES	30
Attachment 6—VISUAL SITE INSPECTION CHECKLIST TEMPLATE	33

Chapter 1

OVERVIEW

1.1. Background. EBS will be prepared when required to:

- 1.1.1. Document the nature, magnitude, and extent of any environmental conditions affecting real property.
- 1.1.2. Identify potential environmental liabilities associated with a real property transaction.
- 1.1.3. Satisfy environmental due diligence requirements.
- 1.1.4. Develop information to assess health and safety risks.
- 1.1.5. Protect human health and the environment.
- 1.1.6. Determine possible effects of contamination on property valuation.
- 1.1.7. Serve as the basis for notice of environmental condition when required under Section 120(h)(1) and 120(h)(3) of the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (CERCLA) as amended (Title 42, United States Code [42 U.S.C.] sections 9620[h][1] and [3]) and any applicable state or local real property disclosure requirements.

1.2. Concept.

- 1.2.1. EBS is used to support a real property transaction. These real property transactions include AF acquisition of real property (fee simple estate or by ingrant), allowing others to temporarily use Air Force real property (outgrant), or disposal of Air Force real property. An EBS is also used to satisfy the CERCLA Section 120(h)(4) requirement to identify uncontaminated property for military real property on which operations are closed or realigned pursuant to a base closure law within specified statutory time limitations.
- 1.2.2. A properly conducted EBS allows the real property transaction authorities to make informed decisions on whether and to what extent such transactions should be pursued by the A.F. and under what restrictions or limitations to mitigate the U.S. Government's responsibilities and obligations for environmental conditions on the affected real property.
- 1.2.3. For AF real property acquisitions, there is an expectation of strict adherence to those standards and requirements listed in 40 CFR. The preparer of the EBS should further expect rigorous review for compliance so that the AF can avoid, if possible, acquiring real property with environmental conditions that would not fulfill mission needs, would endanger health, or would create unforeseen environmental obligations and expenditures for the Air Force.
- 1.2.4. In the rare event that an EBS was not prepared for a real estate transaction that is now being renewed, an EBS will be prepared that covers the preceding term of the real estate transaction if possible.

Chapter 2

ROLES AND RESPONSIBILITIES

2.1. Assistant Secretary of the Air Force for Environment, Safety, and Infrastructure (SAF/IEE).

2.1.1. Formulates and oversees policy implementation for EBSs in real property transactions.

2.1.1.1. SAF/IEE has been delegated the Service Secretary's Decision Authority for Active Component (AC) real property transactions. Further re-delegation of AC authorities are described within this document.

2.1.1.2. Secretary of Defense (SECDEF) Reserve Component (RC) real property authorities delegated to the Secretary of the Air Force (SECAF) in DoDI 1225.08, "Programs and Procedures for Reserve Component Facilities and Unit Stationing" have been redelegated to SAF/IEE. Further re-delegation of RC authorities is described in the Air Force Reserve (AFRES) and Air National Guard (ANG) Supplements.

2.1.2. Ensures appropriate offices in the Office of the Secretary of Defense are kept informed on issues regarding the EBS as needed.

2.2. The Deputy General Counsel for Installations, Energy and Environment (SAF/GCN). Provides legal advice to SAF/IEE, other Headquarters Air Force (HAF) organizations, and AFCEC Readiness Support Team/Incident Support Team and installations on real property transaction matters and collaborates with Air Force Legal Operations Agency Environmental Law and Litigation (AFLOA/JACE-FSC) on special environmental issues relating to an EBS.

2.3. Air Force Director of Civil Engineers (AF/A4C). Develops guidance for implementing EBS in real property transactions IAW applicable law and Air Force and DoD policies, guidance, and procedures.

2.4. National Guard Bureau (NGB). Provides the channel of all communications between the Department of the Air Force and the states for all ANG matters.

2.5. The Air Force Civil Engineer Center (AFCEC). Provides responsive, flexible, fullspectrum engineering services, to include implementation guidance necessary to comply with this instruction. Ensures execution of the Air Force environmental compliance and restoration programs, real property transaction and management programs, and environmental and real property transactions for the transfer of Air Force base closure real property. **(T-1)**

2.6. Air Force Legal Operations Agency Environmental Law and Litigation Division Environmental Law Field Support Center (AFLOA/JACE-FSC).

2.6.1. Provides legal advice in collaboration with SAF/GCN to HQ USAF; HQ USAF Environment; Safety, and Occupational Health Steering Committee (ESOH); AFCEC, Regional Support Team (RST), Installation Support Team (IST), and Major Command and installation attorneys on EBS issues. **(T-1)**

2.6.2. Coordinates on requests for transaction-specific EBS waivers for properties falling in Categories 5-7. **(T-1)**

2.7. Regional Support Team (RST)/Installation Support Team (IST). Provides support in programming EBS requirements when applicable. Provides the EIAP manager support in programming EBS requirements.

2.8. Base Civil Engineer (BCE) and / or Equivalent will: Provide execution guidance and oversees implementation of this instruction at their installations. Ensure compliance with Chapter 3 of this instruction unless otherwise noted. **(T-1)**

2.8.1. Within the ANG, the United States Property and Fiscal Officer (USPFO) will assume this duty if they have not re-delegated the Installation Commander or Base Civil Engineer.

2.9. Environmental Impact Analysis Process (EIAP) Manager. Coordinates with the Real Property Office (RPO) or equivalents when the installation plans and programs for EBS requirements.

Chapter 3

REQUIREMENTS

3.1. Conducting an EBS. In conducting an EBS of real property, follow applicable or relevant industry standards such as American Society for Testing and Materials (ASTM) D6008. For real property transactions involving AF acquisition of real property, the EBS shall meet the EPA “All Appropriate Inquiry” requirements at 40 CFR 312. **(T-0)** This documentation becomes part of the real estate transaction administrative record. An Environmental Professional shall complete the EBS. An EBS is required for all new real estate acquisitions (in fee simple estate or ingrant), temporary use of AF real property (outgrant), any real property renewal action where an EBS was not previously accomplished, and real property disposal. An EBS should document existing and past environmental conditions of the property and be prepared by an environmental professional and professionals who are well qualified to assess the condition of cultural, natural, and biological resources.

3.2. Programming and Funding.

3.2.1. The Environmental Impact Analysis Process (EIAP) Manager coordinates with the Real Property Office (RPO) or equivalents when the installation plans and programs for EBS requirements. **(T-2)**

3.2.2. Use the Automated Civil Engineering System - Project Management (ACES-PM) or other approved Air Force programming information technology platform to program requirements for funding.

3.2.3. The proponent will be responsible for all costs, whether paid in advance or by reimbursement, for the development and preparation of the EBS and any sampling requirements. **(T-1)** For real property transactions involving an AF acquisition of real property interests, the AF normally assumes the costs of preparing an EBS. In appropriate cases for other types of real property transactions (e.g.: requests by private parties), the AF may assume the cost of preparing EBS documents, but such costs must be justified in writing and approved by the AFCEC Environmental Directorate. The organization and/or non-AF proponent requesting the requirements may fund the project.

3.3. EBS Waivers.

3.3.1. The BCE or authorized designee, in consultation with the base or AFCEC real property staff may waive an EBS requirement under the provisions of this section for real property transactions involving non-BRAC property. An AFCEC designee shall have EBS waiver authority for real property transactions involving BRAC property. An EBS waiver must be in writing and document why the transaction qualifies for an EBS waiver. The written EBS waiver becomes part of the real estate transaction administrative record. **(T-1)**

3.3.2. Unless statutorily precluded, an EBS waiver is possible when an initial records review, interviews, and site inspections indicate there are no potential sources, releases, or disposal of environmental contamination on the property and if examination of the proposed use of the property indicates that all the following criteria are met:

3.3.2.1. The condition of the property will not create unacceptable human health and safety risks from usage of the property allowed under the real property transaction documents.

3.3.2.2. The allowable use of the property will not introduce any hazardous substances or petroleum products in quantities greater than the minimum levels.

3.3.2.3. The allowable use of the property is consistent with environmental compliance requirements (such as those pertaining to wetlands, historic preservation, etc.).

3.3.3. Examples of transactions that may be eligible for an EBS waiver from the EBS requirement include, but are not limited to:

3.3.3.1. Renewing a temporary interest in real property if no change in the premises or in allowable use will occur.

3.3.3.2. Leasing, licensing, or permitting of administrative space in an existing building having no known asbestos, lead or radon.

3.3.3.3. Acquiring restrictive use (e.g., development rights for Explosive-Quantity Distance arc, clear zone, restrictive use easements for interests acquired under 10 USC 2684a, and navigation) easements and no other usage will occur.

3.3.3.4. Issuing temporary rights for surveys, inspections, and tests where there will be no introduction of hazardous substances or petroleum products on the property.

3.3.3.5. Allowing non-exclusive use of AF property (e.g., easement for use of a road that is also used by other base vehicle traffic or utility privatization), so long as the appropriate disclosures of any potential threats to human health and safety are provided.

3.3.3.5.1. The NGB may coordinate with AFCEC and will advocate to SAF/IEE when applications of Joint Reserve Component Use as encouraged by Title 10, Chapter 1803 are applicable.

3.4. All Appropriate Inquiries.

3.4.1. Per 40 CFR 312.20 “All appropriate inquiries” pursuant to CERCLA section 101(35)(B) must be conducted within one year prior to the date of acquisition of the subject property and must include: **(T-0)**

3.4.1.1. An inquiry by an Environmental Professional; **(T-0)**

3.4.1.2. The collection of information pursuant to 40 CFR 312.22 by persons identified under 40 CFR 312.1(b); and **(T-0)**

3.4.1.3. Searches for recorded environmental cleanup liens as required in 40 CFR 312.25. **(T-0)**

3.4.2. In addition the following components of the all appropriate inquiries must be conducted or updated within 180 days of and prior to the date of acquisition of the subject property: **(T-0)**

3.4.2.1. Interviews with past and present owners, operations, and occupants per 40 CFR 312.23. **(T-0)**

3.4.2.2. Searches for recorded environmental cleanup liens per 40 CFR 312.25. **(T-0)**

3.4.2.3. Reviews of federal, tribal, state, and local government records per 40 CFR 312.26. **(T-0)**

3.4.2.4. Visual inspections of the facility and of adjoining properties per 40 CFR 312.27. **(T-0)**

3.4.2.5. Declaration by the Environmental Professional per 40 CFR 312.21(d). **(T-0)**

3.5. Phase I. Determine the potential for present and past site contamination by hazardous substances, petroleum products and derivatives as well as the substances listed in Attachment 2. If contamination is found, characterize the types, quantities and times when storage, release into the environment or structures, or disposal took place on the property, to the extent such information is available after a diligent search per 40 CFR 373. **(T-0)**

3.5.1. The EBS shall contain the information required by 40 CFR 373 regarding past storage, release or disposal of CERCLA hazardous substances. It is preferred that this information be provided in tabular form within or attached to the EBS. See Attachment 5 for an example of such a table. The information includes the Chemical Abstracts Service Registry Number ; contaminant regulatory synonym(s); the RCRA hazardous waste number; quantity of hazardous substance stored for one year or more, or known to have been released or disposed of; and the date(s) that such storage, release or disposal took place. If a release or disposal occurred, also include what response actions, if any, were taken to address the release or disposal. If the quantity or date(s) of storage, release or disposal are unknown, indicate "unknown." **(T-0)**

3.5.2. At a minimum, Phase I includes a comprehensive records search (40 CFR 312.25), analysis of aerial photographs, interviews with current and/or former employees (40 CFR 312.23), visual site inspection (40 CFR 312.27), identification of sources of contamination, ongoing response actions or actions that have been taken, and physical inspection of property and adjacent property: **(T-0)**

3.5.2.1. Make a reasonable search for and review of available AF, Federal, regulatory agency, state and local government studies and records (such as but not limited to: Federal Emergency Management Agency Maps, Environmental Assessments, Biological Assessments, Biological Opinions, Integrated Natural Resource Management Plans, and Cultural Resources records (See Attachment 2)). Make a reasonable inquiry into the existence and availability of relevant information and records to include (40 CFR 312.24): **(T-0)**

3.5.2.1.1. Complete or partial surveys, inspection reports, or other relevant records. Examples of such records include but are not limited to maps showing archaeologically sensitive areas, historic activities, storage tank locations, results of storage tank leak testing, hazardous waste management plans, spill plans, base comprehensive plans, utility drawings, environmental impact analysis documents, biological surveys for federally threatened and endangered species associated with the property, bioenvironmental engineering case files, environmental incident reports, supply records and surveys related to drinking water surveillance, *Environmental Compliance Assessment and Management Program*, asbestos, Polychlorinated Biphenyls (PCBs), radon, and lead-based paint.

- 3.5.2.1.2. Environmental Restoration Program (ERP) studies or other documents produced under CERCLA or RCRA or other applicable Federal or state law.
 - 3.5.2.1.3. Military Munition Response Program studies or other documents under CERCLA or RCRA or other applicable Federal or state law.
 - 3.5.2.1.4. Investigation and closure reports related to Above Ground Storage Tanks (ASTs), Underground Storage Tanks (USTs), Solid Waste Management Unit, Oil Water Separators (OWSs), and other sites that formerly fell under the environmental compliance category.
 - 3.5.2.1.5. Applicable regulatory agency reports, correspondence, site closure concurrence, notices of violation or noncompliance.
 - 3.5.2.1.6. Current and discontinued permits pertaining to environmentally regulated activities such as air emissions, wastewater discharges, and hazardous waste management.
 - 3.5.2.1.7. Title, deed, other real property records or other documentation that identifies the operational history of the property, focusing on mission related uses over time that could reasonably have contributed to an environmental concern. Ensure that search extends to beyond Air Force ownership of property.
 - 3.5.2.1.8. Records and reports regarding lead-based paint hazards in or around residential facilities or the presence and condition of asbestos in existing structures or in soil.
- 3.5.2.2. Review all reasonably obtainable Federal, state, and local government records for adjacent property if the following conditions apply (40 CFR 312.30): **(T-0)**
- 3.5.2.2.1. There has been a release of any hazardous substance, petroleum product, or petroleum on the adjacent property.
 - 3.5.2.2.2. The release is likely to cause or contribute to a spreading or migration of any hazardous substance or any petroleum product onto the subject property.
- 3.5.2.3. Collect samples as appropriate based on professional judgment. If no record exists, collect samples to determine the following items (not an exclusive list): **(T-0)**
- 3.5.2.3.1. Drinking water quality.
 - 3.5.2.3.2. Quality of water supply sources (surface water and groundwater) on the subject property.
 - 3.5.2.3.3. Radon levels in high occupancy facilities as defined in the *Air Force Radon Assessment and Mitigation Program*. For more information see AFI 48-148, *Ionizing Radiation Protection*.
 - 3.5.2.3.4. The presence of PCBs or PCB-containing equipment or property.
 - 3.5.2.3.5. The presence of lead-based paint when it potentially exists in housing units.
 - 3.5.2.3.6. The presence of Asbestos Containing Materials.
 - 3.5.2.3.7. The presence of Vapor Intrusion.

3.5.2.4. Analyze aerial photographs from the Federal government, state or local governments or private companies that may reflect prior uses of the property. Effort to obtain historical photos prior to the property's current use is strongly recommended. **(T-0)**

3.5.2.5. Interview past and present owners, operators, and occupants of the facility for the purpose of gathering information regarding the potential for contamination of the facility (40 CFR 312.23). **(T-0)**

3.5.2.6. Inspect.

3.5.2.6.1. The interior and exterior of the subject property including buildings, structures, equipment, pipes or other improvements on the subject property.

3.5.2.6.1.1. Adjacent properties, noting sewer lines, runoff patterns, evidence of environmental impacts, and anything else which indicates actual or probable release of hazardous or petroleum products as stated in 40 CFR 312.27 for acquisitions following All Appropriate Inquiries. **(T-0)**

3.5.2.6.1.2. Determine current and past use(s) of property; any hazardous substances and petroleum products associated with known uses; (ASTs, USTs, OWSs, etc.) existence of above and underground storage tanks; oil water separators; odors; pools of liquid; drums; hazardous substance and petroleum product containers; potential asbestos-containing materials; PCB-containing electrical equipment; condition of painted surfaces; stains and corrosion; drains and sumps; pits, ponds, and lagoons; stained soil or pavement; stressed vegetation; solid waste; wastewater; wells; septic systems; and dead or diseased wildlife. In addition, document barriers or limits to the inspection (40 CFR 312.27). **(T-0)**

3.5.2.7. Identify the sources of contamination on the installation and on adjacent properties which could migrate to the subject property during or after the transaction. **(T-1)**

3.5.2.8. Identify any actions taken in response to actual or possible contamination on the subject or adjacent property. **(T-1)**

3.5.2.9. Inspect adjacent property as extensively as the owners or operators permit.

3.5.2.10. Note that additional guidelines for conducting an EBS can be found in the ASTM standards D6008 and E1527.

3.5.2.11. Prepare an EBS report at the end of a Phase I investigation. See Attachment 2 for the report format. Specify any media, contaminants, or issues listed in the format that do not apply to the transaction. **(T-0)**

3.5.3. Conclusions.

3.5.3.1. Based on the findings, the EBS report shall categorize the presence of hazardous substances or petroleum products or their derivatives for each property or area, using the environmental condition categories described below. Categories shall be assigned, as applicable, to defined or identified areas within the property, so the real property

transaction documents can disclose or warn, with specificity, which portions of the property fall under the relevant categories:

3.5.3.1.1. Category 1: An area or real property where no storage, release, or disposal of hazardous substances or petroleum products or their derivatives has occurred into the environment or structures or disposed on the subject property (including no migration of these substances from adjacent properties).

3.5.3.1.2. Category 2: An area or real property where only the release or disposal of petroleum products or their derivatives has occurred.

3.5.3.1.3. Category 3: An area or real property where release, disposal, or migration or some combination thereof, of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action.

3.5.3.1.4. Category 4: An area or real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, and all remedial actions necessary to protect human health and the environment have been taken.

3.5.3.1.5. Category 5: An area or real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred and removal or remedial actions or both, are under way, but all required actions have not yet been taken.

3.5.3.1.6. Category 6: An area or real property where release, disposal, or migration or some combination thereof, of hazardous substances has occurred, but required response actions have not yet been initiated.

3.5.3.1.7. Category 7: An area or real property that is unevaluated or requires additional evaluation.

3.5.4. Requirements Related to Hazardous Substances and Petroleum Products and their Derivatives.

3.5.4.1. Make the following types of recommendations in the EBS report based on the conclusions related to the presence of hazardous substances or petroleum products or their derivatives. **(T-1)**

3.5.4.1.1. Consult with AFCEC/CIB and/or AFCEC/CIT, AFLOA/JACE-FSC and SAF/GCN prior to completing an EBS for a real property transaction involving Categories 5-7. **(T-1)**

3.5.4.1.2. Proceed with any planned transaction if the real property falls in Categories 1-4.

3.5.4.1.3. Do not proceed with any planned transaction for those portions of the property falling Categories 5-7 without having obtained legal concurrence from AFLOA/JACE-FSC and SAF/GCN. **(T-1)**

3.5.4.1.4. Properties falling in Categories 5-7 will eventually require further investigation to determine the type and extent of contamination, study to identify additional mitigation or land use restrictions necessary to allow certain land uses in consultation with installation ERP and applicable regulatory authorities without

endangering human health or the environment, and may require response actions to adequately address the release or threat of release of the characterized contamination.

3.5.4.1.5. For deed transfers where the AF is the grantor of Categories 5-7 property due to releases or threats of release of CERCLA hazardous substances, the Air Force may not be able to provide the deed covenant required by CERCLA section 120(h)(3)(A)(ii)(I) warranting that all remedial action under CERCLA necessary to protect human health and the environment has been taken before the disposal of the property by deed. **(T-0)**

3.5.4.1.6. In such cases, the AF may have to pursue a deed transfer whereby the covenant is deferred (“covenant deferral”) under CERCLA section 120(h)(3)(C). **(T-0)**

3.5.4.1.6.1. For deed transfers involving covenant deferrals, the AF must first obtain the concurrence of the Governor of the State, and if it involves property on the National Priorities List, the Air Force must also obtain the concurrence of the EPA Administrator.

3.5.5. Requirements Related to Other Substances.

3.5.5.1. The report should:

3.5.5.1.1. Advise that the presence of any lead and copper in drinking water, septic tanks, military munitions sites, asbestos-containing materials, PCBs, radon, lead-based paint or other environmental conditions that may affect human health should be disclosed to property recipients. **(T-1)**

3.5.5.1.2. Identify any abatement or mitigation measures necessary to bring property within established action levels or that should be considered for implementation to minimize potential threats to human health and the environment that may arise as a result of the real property transaction. **(T-1)**

3.5.5.1.3. Incorporate any restrictive provisions based on compliance issues into the recommendations. **(T-1)**

3.5.6. Other Factors Considered.

3.5.6.1. In addition to the previously discussed environmental conditions, ensure the EBS identifies any other environmental factors that are relevant to the proposed real property transaction. For ingrats, appropriately qualified professionals may be needed to identify the following additional factors:

3.5.6.1.1. Presence of Cultural Resources.

3.5.6.1.1.1. Archaeological resources and potentials for buried resources.

3.5.6.1.1.2. Historic structures, facilities, ruins, etc.

3.5.6.1.1.3. Native American/Alaskan Native-sensitive resources or treaty protections.

3.5.6.1.1.4. Consultations underway, completed, and/or required.

3.5.6.1.1.5. Programmatic or Memoranda of Agreement, or Memoranda of Understanding.

3.5.6.1.1.6. Preservation/mitigation covenants.

3.5.6.1.2. Presence of Natural Resources.

3.5.6.1.2.1. Sensitive flora and fauna (threatened or endangered) and associated habitat.

3.5.6.1.2.2. Biological opinions/consultations.

3.5.6.1.2.3. Wetlands [Presidential Executive Order (EO) 11990 and 40 CFR 230.3(t)].

3.5.6.1.2.4. Floodplains (EO 11988).

3.5.6.1.2.5. Stormwater management/drainage.

3.5.6.1.3. Property Conditions.

3.5.6.1.3.1. Property conditions that could generate mission related safety concerns.

3.5.6.1.4. Installation Development Plan (IDP).

3.5.7. Certifications.

3.5.7.1. The EBS report must contain a certification signed by the preparer regarding the accuracy of the EBS. See attachment for sample certifications. Include a certification of PCB clearance for AF-controlled property. If the presence of hazardous substances is on the subject property, a certification regarding the presence of hazardous substances must be included. **(T-0)**

3.6. Phase II. Conduct this phase if the property requires further evaluation. Reference industry standards such as ASTM E1903 for more information.

3.6.1. Objectives of Phase II:

3.6.1.1. Assess whether there has been release of hazardous substances within the requirements of CERCLA. **(T-0)**

3.6.1.2. Develop further information of the presence of substances on properties where such substances were not previously identified.

3.6.1.3. Provide information relevant to identifying, defining, and evaluating property conditions associated with target analyses that may pose risk to human health or the environment.

3.6.2. Consistent with general procedures of the Air Force ERP, conduct additional investigation as appropriate, to include surface, subsurface, and aquifer sampling to identify: **(T1)**

3.6.2.1. Contaminants or sources of contaminants in structures or soil.

3.6.2.2. The presence of surface or ground water contamination.

3.6.2.3. The type, concentration, and extent of the contamination.

3.6.3. Prepare an Addendum to the Phase I survey report containing the findings, conclusions, recommendations and certifications of the Phase II investigation. **(T-1)**

3.6.4. Determine whether contaminated property should be included under the ERP or is subject to an existing Federal or state regulatory agreement for the property itself or the installation. **(T1)**

3.6.5. Procedures for Unremediated Property: If the subject property contamination has not been remediated, take the following additional actions before proceeding with any acquisition, interagency transfer, outgrant, or disposal of such property:

3.6.5.1. Ensure qualified professionals evaluate the results of sampling, investigations and other available data, including any site or remedial investigations, to determine if any health, occupational, or safety risks are associated with the intended use of the property. Explain in the EBS report that the presence of such contaminants must be disclosed in the transaction documents. Analyze or recommend restrictive provisions in the real property transaction to: **(T-1)**

3.6.5.1.1. Mitigate the effects of contamination to reduce any environmental, health, occupational or safety risks associated with the use of property. **(T-1)**

3.6.5.1.2. Prevent interference with and preserve AF access for environmental compliance or follow-on needed response actions. **(T-1)**

3.6.5.2. Ensure these measures are included as part of the recommendation in the EBS report. **(T-1)**

3.6.6. Termination or Expiration of Temporary Interests.

3.6.6.1. At the termination or expiration of a temporary interest, any environmental changes shall be documented in a supplement to the EBS report, restatement of the EBS waiver, or redo the EBS report if appropriate. This documentation becomes part of the real estate transaction administrative record. **(T-1)**

3.6.6.1.1. In documenting the environmental changes, review these additional documents where applicable:

3.6.6.1.1.1. Federal or state audits or inspections conducted during the term of the temporary interest.

3.6.6.1.1.2. Documents submitted by the holder of the property interest to Federal, state, and local environmental regulatory agencies.

3.6.6.1.1.3. Occupational, health, or safety incident reports involving the property filed during the term of the temporary interest.

3.6.6.1.2. Document all hazardous substances used or stored at the property during the term of the temporary interest. **(T-1)**

3.6.6.1.3. Document all hazardous waste generated on the property during the term of the temporary interest and its disposition. **(T-1)**

3.7. Recertification.

3.7.1. Recertification of an EBS is required when:

3.7.1.1. The initial EBS is older than 180 days, and

3.7.1.2. The real property transaction has not been completed.

3.7.2. To recertify an EBS, conduct a visual site inspection (VSI), review AF records, and note any changes in environmental conditions from the latest EBS on the recertification page. See Attachment 3 for an example of an EBS Recertification page.

3.8. Supplemental Environmental Baseline Surveys: A Supplemental Environmental Baseline Survey (SEBS) is used to update and/or add to an existing EBS.

3.8.1. Outgrants and Disposals (Lease, Easement, License, Permit, or Disposal of Air Force Property to Other Entities).

3.8.1.1. Unless the AF is aware of activities that may have significantly affected the environmental condition of the property, an EBS is valid for 180 days. If no changes to the property and after 180 days, an AF Environmental Professional must conduct, at a minimum, a visual site inspection (VSI) of the property and adjoining properties. All VSIs will be documented, certified and attached to the original EBS. If there have been changes in environmental conditions, a SEBS is required, regardless of when the original EBS was prepared.

3.8.1.2. If the original EBS was completed more than 1 year prior to the date of the outgrant or disposal, a VSI, interviews, an update of the records review, and other appropriate research should be performed and documented as a supplement to the original EBS.

3.8.1.3. If the AF Environmental Professional conducting a VSI or supplement to the original EBS has actual knowledge that the information being used from the prior EBS is not accurate or if it is obvious, based on other information obtained by means of the EBS or known to the person conducting the EBS, that the information being used is not accurate, such information from the prior EBS may not be used.

3.8.2. **Acquisition of Property.** For a proposed acquisition (in fee simple or by ingrant) of property by the AF, prepare an SEBS for any prior EBS conducted more than 180 days prior to the AF acquisition of real property from another entity per 40 CFR §312.20. The SEBS may be as minimal as a documented VSI and updated government records check conducted by an AF Environmental Professional, if the VSI and records check indicate no change in the environmental condition of the property and the original EBS was accomplished within a year of the date of the planned acquisition. If the original EBS for an acquisition of real property was accomplished more than a year prior to the date of the planned acquisition, then the supplemental EBS must include a VSI of the property and adjoining properties; updated search of relevant environmental regulatory or government records; and updated interviews of current occupants, owners, and operators. Ensure the requirements for an “All Appropriate Inquiry”, as described in EPA regulations at 40 CFR 312, are satisfied. **(T-0)**

3.8.3. To conduct an SEBS, follow the same guidelines as Phase I and reference the initial EBS.

3.8.4. Other examples of when to conduct an SEBS include:

3.8.4.1. Additional buildings and or property that was not initially evaluated need to be evaluated to be a part of an initial larger scale EBS.

3.8.4.2. Increased real property footprint to be included in the ingrant.

3.8.4.3. Change in nature of use of property or buildings.

3.8.4.4. Additional environmental work (i.e. INRMP, ICRMP, Biological Assessment, etc.) completed since EBS was prepared.

3.8.4.5. Additional facilities or property acquired after initial base-wide EBS needs to be evaluated.

3.9. Signature Authority.

3.9.1. The completed EBS shall be approved and signed by the Base Civil Engineer (BCE) or authorized designee. **(T-1)** However, prior to approving the EBS for properties with Categories 5-7 (explained in Section 3.5.3) the BCE or authorized designee must consult with Air Force Legal Operations Agency Environmental Law and Litigation Division Environmental Law Field Support Center (AFLOA/JACE-FSC) and the Deputy General Counsel of the Air Force for Installations, Energy and Environment (SAF/GCN). For an EBS on real property that will be transferred under the Air Force Base Closure and Realignment (BRAC), the AFCEC may designate the appropriate approval authority.

3.9.2. The EBS must be prepared, certified and signed by an Environmental Professional. **(T-1)**

3.9.3. Any recertification of the EBS shall be similarly certified by the Environmental Professional. The approval authority shall reside with the BCE or authorized designee. **(T-1)** Properties that deal with Categories 5-7 (as explained in Section 3.5.3) require the BCE or authorized designee to consult with AFLOA/JACE-FSC and SAF/GCN.

JUDITH A. FEDDER, Lieutenant General, USAF
DCS/Logistics, Installations & Mission Support

Attachment 1

GLOSSARY OF REFERENCES AND SUPPORTING INFORMATION

References

ASTM D5746, *Standard Classification of Environmental Condition of Property Area Types for Defense Base Closure and Realignment Facilities*, 1 April 2010

ASTM D6008, *Standard Practice for Conducting Environmental Baseline Surveys*, 1 April 2005

ASTM E1527, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, 1 November 2005

ASTM E1528, *Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process*, 1 February 2006

ASTM E1903, *Standard Practice for Environmental Site Assessments: Phase II Environmental Site Assessment Process*, 15 June 2011

ASTM E2018, *Standard Property Guide for Property Condition Assessments: Baseline Property Condition Assessment Process*, 1 July 2008

ASTM E2247, *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process for Forestland or Rural Property*, 1 June 2008

AFI 32-7020, *Environmental Restoration Program*, 7 February 2001

AFI 32-9001, *Acquisition of Real Property*, 27 July 1994

AFI 32-9003, *Granting Temporary Use of Air Force Real Property*, 19 August 1997

AFI 32-9004, *Disposal of Real Property*, 3 May 2007

AFI 48-148, *Ionizing Radiation Protection*, 21 September 2011

AFI 33-360, *Publications and Forms Management*, 25 September 2013

AFPD 32-70, *Environmental Quality*, 20 July 1994

Code of Federal Regulations. Title 40. Protection of Environment. 2011.

EO 11990, *Protection of Wetlands*, 24 May 1977 as amended

EO 11988, *Floodplain Management*, 24 May 1977 as amended

Abbreviations and Acronyms

ACES—PM—Automated Civil Engineering System Project Management

ACM—Asbestos Containing Material

AFCEC—Air Force Civil Engineer Center

AFLOA/JACE—FSC—Air Force Legal Operations Agency Environmental Law and Litigation Division Environmental Law Field Support Center

ANG—Air National Guard

ASTM—American Society for Testing and Materials

AST—Aboveground Storage Tank

BCE—Base Civil Engineer

BRAC—Base Realignment and Closure

CASRN—Chemical Abstracts Service Registry Number

CERCLA—Comprehensive Environmental Response, Compensation, and Liability Act

EBS—Environmental Baseline Survey

EF—Environmental Function

EIAP—Environmental Impact Analysis Process

EPA—Environmental Protection Agency

ERP—Environmental Restoration Program

LBP—Lead Based Paint

NGB—National Guard Bureau

OWS—Oil Water Separator

PCB—Polychlorinated biphenyl

POL—Petroleum, Oil, and Lubricants

RCRA—Resource Conservation and Recovery Act (also sometimes referred to as the “Solid Waste Disposal Act”)

SAF—Office of the Secretary of the Air Force

SAF/GCN—Deputy General Counsel of the Air Force for Installations, Energy & Environment

SAF/IE—Assistant Secretary of the Air Force for Installations, Environment and Energy

SAF/IEE—Deputy Assistant Secretary of the Air Force for Environment, Safety and Infrastructure

SAF/IEI—Deputy Assistant Secretary of the Air Force for Installations

SEBS—Supplemental Environmental Baseline Survey

SWMU—Solid Waste Management Unit

UST—Underground Storage Tank

VSI—Visual Site Inspection

Terms

Acquisition—Any authorized method of obtaining any interest in real property. An acquisition may be a temporary or permanent, exclusive or non-exclusive, interest in real property. Methods of real property acquisition includes, but are not limited to, purchase, gift, exchange, lease, license, easement, interagency transfers of real property accountability, or permits to use real property from other Federal government agencies, revestment, recapture, or condemnation.

Adjacent Properties—Not only those properties contiguous to the boundaries of the installation or subject property, but also those properties relatively nearby that could pose significant environmental impact or concern on the installation or subject property.

Data Gap—A lack or inability to obtain information required by this practice despite good faith efforts by the Environmental Professional to gather such information.

Disposal—Any authorized method of permanently divesting the Air Force of control of and responsibility for real property. Includes fee conveyance and interagency transfers or other disposition.

Disposal by Deed—A conveyance of fee interest in real property. Transfers of federal property by deed trigger special requirements contained in CERCLA 120(h), codified at 42 U.S.C. 9620(h), to include notices, covenant warranties, response assurances, and reservation of access rights by the federal government to conduct subsequent responses if necessary. Although a grant of an easement is also conveyed by deed, it does not trigger the special requirements in CERCLA 120(h).

Environmental Professional—A person who possesses sufficient specific education, training, and experience necessary to exercise professional judgment to develop opinions and conclusions regarding conditions indicative of releases or threatened releases and who qualifies under the definition of “environmental professional” in 40 CFR 312.10.

Hazardous Substance—In addition to the meaning provided in CERCLA, 42 U.S.C. 9601(14), this term shall, for the purpose of this instruction, include petroleum, petroleum products, oil, natural gas and lubricants (POL). It does not include POL for purposes of discussing the deed covenant in CERCLA section 120(h)(3).

Interagency Transfer—Transfer of Federal government property accountability to or from other Federal government agencies.

Ingrant—Documents (such as licenses, leases, permits, easements, foreign base rights agreements, and treaties) that give the AF an interest in or control of real property in less-than-fee ownership.

Outgrant—Documents such as leases, licenses, easements, and permits that transfer interest in or control of real property from the AF to another Government agency, a non-Federal entity, or a private party.

Present or Presence—With regard to target analytes in environmental media, present or presence refers to the existence of the target analyte at the property and to places where the target analyte is located. Presence does not imply that the total extent of the target analyte is known.

Proponent—Organization or entity that has a requirement that is driving a need for an interest in real property (either ingrant or outgrant).

Storage—The holding of hazardous substances for a temporary period prior to the hazardous substances being either used, treated, transported, or disposed of.

Temporary Interest—A grant of interest in or use of real property which expires at the end of a stated term or which can be terminated. Instruments include leases, licenses and permits.

Real Property—Land and fixtures and other improvements affixed thereto.

Release—any spilling, leaking, pumping, pouring, emitting, emptying, discharging, injecting, escaping, leaching, dumping, or disposing into the environment (including the abandonment or discarding of barrels, containers, and other closed receptacles) of any hazardous chemical, extremely hazardous substance, or CERCLA hazardous substance.

Attachment 2**MANDATORY FORMAT FOR AN EBS REPORT****EXECUTIVE SUMMARY**

- E.1 Property Identification (address, assessor parcel number [if applicable], description)
- E-2 Site History and Operations
- E-3 Proposed Future Use
- E-4 Factors Evaluated
- E-5 Property Categorization
- E-6 Findings and Recommendations

SECTION 1.0 PURPOSE OF THE ENVIRONMENTAL BASELINE SURVEY

- 1.1 Introduction
- 1.2 Boundaries of the Property and Survey Area (include map)

SECTION 2.0 SURVEY METHODOLOGY

- 2.1 Approach and Rationale
- 2.2 Description of Documents Reviewed
- 2.3 Property Inspections/Personal Interviews
- 2.4 Sampling

SECTION 3.0 PROPERTY DESCRIPTION

- 3.1 History and Current Use
 - 3.1.1 Historic
 - 3.1.1.1 Historic Operations and Land Use
 - 3.1.1.2 Demolitions
 - 3.1.2 Current Operations and Land Use
- 3.2 Environmental Setting
 - 3.2.1 Climate

3.2.2 Soils

3.2.3 Geology/Hydrogeology

3.2.4 Topography

SECTION 4.0 PROPERTY CATEGORIZATION

SECTION 5.0 FINDINGS FOR SUBJECT PROPERTY

5.1 Visual Site Inspection (VSI)

5.2 Hazardous Substances Notification

5.2.1 Storage of Hazardous Substances

5.2.2 Hazardous Substances Released

5.2.3 Hazardous and Petroleum Waste

5.3 Petroleum Products and Derivatives

5.4 Environmental Restoration

5.4.1 Environmental Restoration Program (ERP) Sites

5.4.2 Military Munitions Response Program (MMRP) Sites

5.5 Areas of Concern (AOC)

5.6 Storage Tanks(s)

5.6.1 Aboveground Storage Tanks

5.6.2 Underground Storage Tanks

5.6.3 Pipelines, Hydrant Fuelling, and Transfer Systems

5.7 Oil Water Separator(s)

5.8 Grease Trap(s)

5.9 Wash rack(s)

5.10 Waste Tank(s)

5.11 Pesticides

5.11 Military Munitions/Ordnance

- 5.12 Medical or Bio-hazardous Waste
- 5.13 Radioactive Waste
- 5.14 Solid/Municipal Waste
- 5.15 Indoor Air Quality
- 5.16 Groundwater
- 5.17 Wastewater Treatment, Collection and Disposal/Discharge
 - 5.17.1 Storm Water
 - 5.17.2 Septic Tanks and Leach Fields
- 5.18 Drinking Water Quality
- 5.19 Utilities (Energy)
- 5.20 Asbestos
- 5.21 Polychlorinated Biphenyls (PCBs)
- 5.22 Radon
- 5.23 Lead-Based Paint
- 5.24 Cultural Resources
 - 5.24.1 Prehistoric Resources
 - 5.24.2 Historic Structures and Resources
 - 5.24.3 Paleontological Resources
- 5.25 Floodplains
- 5.26 Natural /Biological Resources
 - 5.26.1 Sensitive Habitat
 - 5.26.2 Threatened and Endangered Species
 - 5.26.3 Wetlands
 - 5.26.4 Floodplains

SECTION 6.0 APPLICABLE REGULATORY COMPLIANCE ISSUES

- 6.1 List of Compliance Issues (Air Permits, RCRA Permits etc.)

SECTION 7.0 FINDINGS FOR ADJACENT PROPERTIES

- 7.1 Introduction
- 7.2 Adjacent Environmental Data Resources (EDR) Survey Properties
 - 7.2.1 Federal Databases
 - 7.2.2 State and Local Databases
 - 7.2.3 Tribal Records
- 7.3 Findings/Impact

SECTION 8.0 RECOMMENDATIONS

SECTION 9.0 CERTIFICATIONS

- 9.1 CERTIFICATION OF THE ENVIRONMENTAL BASELINE SURVEY

Appendix

Appendix A: Terms

Appendix B: Maps

Appendix C: Aerial and Site Photos

Appendix D: References

Appendix E: Interviews

Attachment 3

SAMPLE CERTIFICATION

Certification of the Environmental Baseline Survey

The (preparer) has conducted this Environmental Baseline Survey on behalf of the Air Force. The (preparer) has reviewed all appropriate records made available, and conducted visual site inspections of the selected facilities following an analysis of information during the record search. The information contained within the survey report is based on records made available and, to the best of the (preparer's) knowledge, is correct and current as of (date).

Certified by: (signature of preparer) Date:
(Title Block)

Approved by: (signature of Head of Responsible EF) Date:
(Title Block)

The following specific certifications apply:

Hazardous Substances:

Certification of No Contamination

____ This real property contains no known hazardous substances as that term is defined in the CERCLA (42 U.S.C. 9601), as amended, or other contamination as specified by the RCRA of 1976, the implementing Environmental Protection Agency regulations (40 CFR Parts 261, 262, 263, and 761), and the Federal Property Management Regulations (41 CFR Part 101-47). A complete search of agency files revealed that no hazardous substance has been stored for more than one year, known to have been released, or disposed of on the Air Force-controlled real property described below.

Certification of Contamination

____ A complete search of agency files has revealed that hazardous substance(s) as that term is defined in the CERCLA (42 U.S.C. 9601) as amended, were stored for one year or more, known to have been released, or were disposed of on the excess Air Force controlled real property described in Attachment 5.

Certification of PCB Clearance (Either 1 or 2)

- ____ 1. This Real Property is in compliance with 40 CFR 761 as outlined below:
- a. An inventory has been prepared and is being maintained of all PCB Real Property Installed Equipment and Real Property PCB Items per Section 761.45.
 - b. All in-service and stored serviceable PCB, PCB contaminated Real Property Installed Equipment and Real Property PCB Items have been inspected, repaired and are being maintained to prevent leakage, therefore can be distributed per Section 761.30.
 - c. PCB Real Property Installed Equipment and Real Property PCB Items have been stored, decontaminated, and labeled per Sections 761.42, 761.43, and 761.44.
 - d. There is no known PCB contaminated soil, wastes, or unserviceable equipment remaining on the existing property.

___2. A records search and an on-site inspection indicate that this property has not been exposed to PCB materials or equipment.

Certification of Other Contaminants: *check all that apply and/or list any other known contaminants*

___Lead Based Paint

___Asbestos Containing Materials

___Other (please list any other contaminants)

Certified by: (signature of preparer) Date:
(Title Block)

Approved by: (signature of Head of Responsible EF) Date:
(Title Block)

Attachment 4**EXAMPLE TABLE OF CONTENTS FOR PHASE II EBS REPORT**

Transmittal Letter

Title Page

Table of Contents

1. Executive Summary
2. Introduction
3. Background
 - 3.1 Site Description and Features
 - 3.2 Physical Setting
 - 3.3 Site History and Land Use
 - 3.4 Adjacent Property Land Use
 - 3.5 Summary of Previous Assessments
4. Work Performed and Rationale
 - 4.1 Scope of Assessment
 - 4.2 Exploration, Sampling, and Test Screening Methods
 - 4.3 Chemical Analytical Methods
5. Presentation and Evaluation of Results
 - 5.1 Subsurface Conditions
 - 5.2 Analytical Results
6. Interpretation and Conclusions
 - 6.1 Recognized Environmental Condition / Potential Release Area
 - 6.2 Conceptual Model Validation / Adequacy of Investigations
 - 6.3 Absence, Presence, Degree, Extent of Target Analytes
 - 6.4 Other Concerns
 - 6.5 Conclusions / Objectives Met
7. Recommendations (if applicable)
8. Signature of Phase II Assessor with typed name [and professional license number and seal, if applicable]

References and Sources of Information

Tables [if applicable]

- List of Explorations, Samples Collected, COCs Sought
- Test Screening Data
- Monitoring Well and Water Level Measurements
- Soil Analytical Data
- Groundwater Analytical Data
- Other Media Analytical Data

Figures [if applicable]

- Site Location Map
- Site Plan with Likely Release Areas and Exploration Locations

Groundwater Contour Plan with Inferred Groundwater Flow Directions
Geologic Cross-Section
Site Plan with Chemical Testing Results
Appendices [if applicable]
Prior Assessment Report(s)
Selected Reference Documents
Photographic Log
Subsurface Exploration Logs and Monitoring Well Construction Details
Laboratory Report with Quality Control Information

Attachment 5

EXAMPLE STORAGE, RELEASE, OR DISPOSAL OF HAZARDOUS SUBSTANCES

A5.1. Notice of Hazardous Substances Stored. Notice is hereby provided that the following hazardous substances are known to have been stored for one year or more on the Property and the dates such storage took place in quantities greater than or equal to CERCLA reportable quantity found in 40 CFR Part 302.4. The information contained in this notice is required under the authority of regulations promulgated under section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA or “Superfund”) 42 U.S.C. section 9620(h).

Template

Substance Stored	Regulatory Synonym(s)	CAS Registry Number	Quantity Stored	Years Stored	Hazardous Waste ID.
<i>Building No. or Location</i>					
<i>Building No. or Location</i>					

Example but not limited to the following substances, please insert all relevant substances that were stored at the site.

Substance Stored	Regulatory Synonym (s)	CAS Registry Number	Quantity Stored	Years Stored	Hazardous Waste ID.
<i>Building 525</i>					
De-icing, Defrosting, and Anti-icing fluid	N/A	N/A	880 gal/yr.	1984	N/A
<i>Building 814B</i>					
Purging Fluid	N/A	N/A	1,500 gal/yr.	1988	N/A
JP-4 Jet Fuel	N/A	N/A	300 gal/yr.	1983, 1986	N/A

A5.2. Notice Of Hazardous Substances Released/Disposed Of. Notice is hereby given that the information set out below provides notice of hazardous substances that are known to have been disposed of or released on the Property. The information contained in this notice is required under the authority of regulations promulgated under Section 120(h) of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) 42 U.S.C. Section 9620(h).

Template:

Site Identification:						
Substance	Regulatory Synonym(s)	CAS Registry Number	Quantity kg/lb.	Date	Hazardous Waste ID Number (if applicable)	Response/ Remedial Action

**Chemical Abstract Services*

Example but not limited to the following substances please insert all relevant substances to the site that is being examined.

Site Identification: XX034-Water Tower located within the boundaries of Parcel XYZ						
Substance	Regulatory Synonym(s)	CAS Registry Number	Quantity kg/lb.	Date	Hazardous Waste ID Number (if applicable)	Response/ Remedial Action
Lead		7439-92-1	Unknown	Unknown	NA	Site investigation identified Lead as exceeding BCT-concurred screening level in soils. Approximately 300 cubic yards of soil were excavated and

Site Identification: XX034-Water Tower located within the boundaries of Parcel XYZ						
Substance	Regulatory Synonym(s)	CAS Registry Number	Quantity kg/lb.	Date	Hazardous Waste ID Number (if applicable)	Response/ Remedial Action
						disposed of offsite at a regulated disposal facility. Maximum concentration in soils is 549 mg/kg
Chromium		7440-47-3	Unknown	Unknown	NA	Site investigation identified chromium as exceeding BCT-concurred screening level in soils. Approximately 300 cubic yards of soil were excavated and disposed of offsite at a regulated disposal facility. Maximum concentration in soils is 24.6 mg/kg

Attachment 6

VISUAL SITE INSPECTION CHECKLIST TEMPLATE

VISUAL SITE INSPECTION (VSI)

[Base Name, City, State]

GENERAL INFORMATION

Facility Number:

Current Use:

Inspected:

Type of Building:

Area (Sq. Ft.):

Type of Construction:

Year of Construction:

Description of Facility:

[Insert Photo]

PHYSICAL SETTING

Current Uses of the Facility

Are any current uses likely to involve treatment, storage, disposal, or generation of hazardous substances or petroleum products? Yes No

Report current uses based on observation, interviews, and records review.

Past Uses of the Facility

Were any past uses likely to have involved treatment, storage, disposal, or generation of hazardous substances or petroleum? Yes No

Report all past uses based on observations, interviews, and records review.

PHYSICAL CONDITIONS and FINDINGS

N = No Y=Yes X=Excellent G=Good F=Fair P=Poor NA=Not Applicable

Comments

Condition of Paint		
Condition of Building		
Air Emissions Sources		
PCB Containing Equipment		
Historical Property		
Observed Wetlands		
Drinking Water Wells		
Remedial System		
Monitoring Wells		

Hazardous Material and Waste, Petroleum, Oil, and Lubricant Units

Describe the condition of and materials handled by the following units (use the abbreviations listed below for Waste Stream column).

N=No Y=Yes HM=Hazardous Material HW=Hazardous Waste POL=Petroleum Oil & Lubricant Product POLW=POL Waste OTH=Other

UNITS

INDUSTRIAL	WASTE STREAM	COMMENTS
Floor Drains		
Waste Water System		
Oil/Water Separators		
Wash racks		

INDUSTRIAL	WASTE STREAM	COMMENTS
Above Ground Storage Tank		
Underground Storage Tank		
Other Tanks		
Sumps		
Silver Recovery Units		
Hydrant System		
Radioactive Units		
Container Storage Area		
Munitions		
Other		
SURFACE WATER		Comments
Storm Water System		
Pits, Ponds, Lagoons		
Other		
MUNICIPAL		Comments
Sanitary Sewer (<i>utility ownership</i>)		

INDUSTRIAL	WASTE STREAM	COMMENTS
Septic Tanks		
Grease Traps		
Drains		
Other		

Site Conditions

Y=Yes N=No	Comments	
Odors		
Pools of Liquid		
Stained Soil		
Stains (<i>walls, floor, etc.</i>)		
Stressed Vegetation		
Other Areas of Concern		

DATE:

REPRESENTATIVE
OF _____
(Optional):

Print Name: _____

AIR FORCE
REPRESENTATIVE:

DATE: